

MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: June 21, 2012

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. Call to Order

Meeting was called to order at 7:00 pm.

2. Roll Call

All members were present.

3. Certification of Compliance With Open Meetings Law Requirements

Klotz and Reese verified compliance with the open meetings law.

4. Review of Agenda

No changes to the agenda

5. Public Hearing

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, June 21, 2012, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

FROM A-T, AGRICULTURAL TRANSITION TO R-2, RESIDENTIAL

R3585A-12 – Thomas Baker: Rezone PIN 016-0513-2512-001 (35.124 Acres) to allow for a future subdivision of 26 lots, each approximately 1 acre in size. The site is at **W7489 Koshkonong Mounds Road** in the Town of Koshkonong.

Petitioner: Jim Woodman, the petitioner's surveyor, spoke for the proposal. Woodman stated that the golf course surrounds the property and this area is shown as a residential area in the Town of Koshkonong Land Use Plan. It was stated that this development will be developed in phases over a long period of time. Woodman stated that is the beginning of the phase starting

with the rezoning and then moving on to the subdivision plat. It was stated that approximately 20 acres is cropped, the rest is woods and orchard. Woodman stated that the golf course owns the land around the property but one parcel is wooded and the other is the course.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town response is in the file and read into the record.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. How much land is being used as cropland? What is the surrounding area land use?

FROM A-T, AGRICULTURAL TRANSITION TO R/R, RESIDENTIAL/RECREATIONAL

R3586A-Koshkonong Mounds Resort, Inc.: Rezone 0.82 acre of PIN 016-0513-2512-000 (13,798 Acres) to allow for a new residential/recreational building site on **Koshkonong Mounds Road** in the Town of Koshkonong.

Petitioner:

Jim Woodman, the petitioner's surveyor, spoke for the proposal and explained the proposal.

Peter Newcomb, N3197 CTH N Jefferson, WI ó Mr. Newcomb is on the Board of Director for the Lake Koshkonong County Club. Newcomb explained that the proposed lot location grades have been taken and he believes there is no drainage problem on this proposed lot.

Comments in Favor: None

Comments Opposed: Dean Johnson, N895 Fairway Dr. Fort Atkinson. ó Mr. Johnson believes this area is a lower elevation on the 13 acre parcel and in the past has had drainage problems. He has concerns that a new home would cause water drainage problems for this property.

Questions from the Committee: None

Town Response: Town response is in the file and read into the record.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3587A-12 & CU1707-12 – Milford Hills Hunt Club, c/o Dan Marks/D & L Shoot Property: Rezone with conditional use to expand the existing hunt club clubhouse, restaurant

and banquet facility and conference space to create a full-service resort facility, including but not limited to resort lodging, outdoor/recreational events, shooting activities, gun shop, horseback riding, paintball, ropes challenge course, dog kennel, etc. as provided for in the file. The property is at **W5670 French Road** in the Town of Milford. The site is made up of PINs 020-0814-2214-000 (40 Acres), 020-0814-2241-000 (40.996 Acres), 020-0814-2242-000 (40 Acres), 020-0814-2243-000 (40 Acres), 020-0814-2244-000 (40 Acres), 020-0814-2312-000 (10.931 Acres), 020-0814-2321-000 (40 Acres), 020-0814-2322-000 (40 Acres), 020-0814-2323-000 (40 Acres), 020-0814-2332-000 (40 Acres), 020-0814-2333-000 (40 Acres), 020-0814-2622-000 (28.284 Acres).

Petitioner:

Michael Quello for Milford Hills Hunt Club ó Quello stated that The Town of Milford approved both the zoning and conditional use for their proposal. Milford Hills met with the Watertown Fire Department and was asked to upgrade the roadway that goes from French Road to Krakow Lane. Quello believes their listed activities fit the A-2 zone. They have requested 18 lodges and explained in more detail the type of clientele they are trying to accommodate.

Kennels are for members only; in their experience, many of their guests have dogs. For the roadway maintenance that has been completed they are willing to go through the permitting process. They have been leasing land from their neighbors for the large events and their parking area holds 100 cars. Right now they are asking for 6 events a year. Last year they had 5,000 participants and 10,000 people at the event.

Currently, they do not have any skiers or snowmobilers in the winter. For access to the proposed lodges they will have paths and utility carts to take people from the main lodge area to the overnight facilities. Quello stated that they will contact the Department of Health for any additional regulations. Quello stated that there will not be more than 25 dogs in the kennel.

Lloyd Marks, 1261 Yosemite Rd. Oconomowoc, WI 53066 ó Mr. Marks feels this is great for the County and the community.

Comments in Favor: None

Comments Opposed: Julie Logemann, N8456 Hilltop Rd. Watertown ó Ms. Logemann objects to the proposal because of the noise and the impact this will have on the neighborhood.

Bill Buss, W5891 Navan Rd. Watertown ó Has concerns about proper access to the proposed lodges in case in the future they turn into single family residences.

Chris Peterson, N8252 West Rd. Watertown - Peterson has concerns about the traffic on Navan Rd. which he travels every day. He stated that there are some twists and turns and is concerned on how this traffic will affect the infrastructure of the area.

Questions from the Committee: None

Town Response: Town response is in the file and read into the record.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Klotz reviewed all paperwork in the file and stated that a staff report is in the file with additional questions. Klotz stated that on site inspection the Committee was concerned with the wetland fills. Klotz explained that this proposed use went through an amendment procedure. Klotz stated that two of the biggest concerns are the number of lodges and access to the lodges. The Zoning Department had not had complaints regarding this hunt club but have had some recently with the proposed expansion. How much parking? Have they contacted the health department? How many dogs?

FROM A-1, EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL

R3588A-12 – Raymond Rausch: Rezone to create two, 1-acre residential building sites near **W525 CTH B** from part of PIN 006-0716-1411-009 (22.159 Acres) in the Town of Concord.

Petitioner: Raymond Rausch, W525 CTH B/Valley Road - Mr. Rausch is proposing two, one-acre lots. He stated that the Village of Summit and Russ Cooper from the County Highway Department have approved the preliminary. Mr. Rausch stated that the reason for the 66-foot strip is to create an access for a farm lane behind the existing residence. Mr. Rausch showed Chairman Nass the location.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Concord approved the petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. Why is there a 66 feet between the existing CSM and the proposed lots?

R3589A-12 – Gabriella Brechler/James Derr, Gabriella Brechler Property: Create a 2-acre lot with existing home at **N6063 Coffee Road** in the Town of Farmington from part of PIN 008-0715-2111-000 (21 Acres.)

Petitioner: Tom Stade, 623 Dewy Ave, Jefferson, WI, Realtor for the petitioner ó Stade stated that the petitioner would like to split off the existing home and sell the agricultural lands.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Farmington approved the petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3590A-12 – Joe Mallow: Create a 2-acre building site on the **north side of Rockvale Road** in the Town of Ixonia from part of PIN 012-0816-2831-001 (12.51 Acres).

Petitioner: Joe Mallow, W1289 Rockvale Road, Ixonia. - Mr. Mallow stated that his splits are pretty straight forward and he is here to answer any questions.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Ixonia approved the petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3591A-12 – Joe Mallow: Rezone approximately 1.8 acre of PIN 012-0816-2831-001 (12.51 Acres) on the **south side of Rockvale Road**, Town of Ixonia, for a new building site.

Petitioner: Joe Mallow, W1289 Rockvale Rd., Ixonia, WI ó Again, Mallow stated he is here to answer any questions.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town of Ixonia approved the petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3592-12 – Joe Mallow: Create a 2-acre building site on the **northeast side of Rockvale Road** from part of PINs 012-0816-2834-000 (28.849 Acres) and 012-0816-2843-002 (37.55 Acres) in the Town of Ixonia.

Petitioner: Joe Mallow, W1289 Rockvale Rd., Ixonia - Again, Mallow stated he is here to answer any questions.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Ixonia approved the petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3593A-12 – Joe Mallow: Create two, 2-acre lots on the **southwest side of Rockvale Road** from part of PIN 012-0816-2834-000 (28.849 Acres) in the Town of Ixonia.

Petitioner: Joe Mallow, W1289 Rockvale Rd., Ixonia ó Again, Mallow stated he is here to answer any questions. There was a question about slopes for a lot and Mallow stated that the entry would be from the north but the driveway would not go up the hill.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Ixonia approved the petition

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

R3594A-12 – Louis Maffiola: Rezone 2.935 acres of PIN 016-0514-1122-001 (14.392 Acres) with the home at **W5709 Foxhill Road** in the Town of Koshkonong.

Petitioner: Louis Maffiola, W5709 Fox Hill Road, Fort Atkinson, WI - They would like to rezone 2.935 acres from the existing parcel.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Town of Koshkonong approved the petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department. The area around the house is 2 acres and the remainder of the acreage is for the driveway.

R3595A-12 – Donald Payne: Create a 1.5-acre lot around the home at **N4360 CTH E** in the Town of Sullivan, from PINs 026-0616-1014-000 (36.935 Acres) and 026-0616-1011-000 (35.06 Acres).

Petitioner: Darryl Payne, N4360 CTH E, Sullivan, WI -Mr. Payne is here for his father and they would like to sell off the existing house.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town of Sullivan approved the petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-2, AGRICULTURAL AND RURAL BUSINESS

R3596A-12 & CU1708-12 – Timothy & Karen Maloney: Rezone to create an approximate 2.5-acre A-2 zone for grain storage and drying, storage of farm equipment, feed and personal items at **W4268 Pester Lane** in the Town of Cold Spring, on part of PIN 004-0515-1743-001 (10 Acres).

Petitioner: Timothy Maloney, W4550 Findlay Road, Whitewater, WI ó Maloney's family has been farming in Cold Spring since 1840. The main homestead is a mile down the road and they would like to put up a grain storage facility. The project will be in phases but they have applied for their build out stage.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: The Town of Cold Spring approved the petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CONDITIONAL USE PERMIT APPLICATIONS

CU1709-12 – Michael & Tania Messina: Conditional use to allow conversion of a single family residence at **W9535 Skogen Road** to a duplex. The site is in a Residential R-1 zone on PIN 022-0613-0721-027 (0.732 Acres), Town of Oakland.

Petitioner: Tania Messina, W9535 Skogen Road, Cambridge. ó Messina stated that her family bought the house 20 years ago and at that time it was duplex and they would like to have it continue that way. Messina stated that the Town of Oakland wanted them to convert it back to a single family residence after it was sold.

Comments in Favor: None

Comments Opposed: Barb Kline, W9407 Skoegn Rd., Cambridge ó Stated that she has no problems with the duplex at this time but was concerned that there may be problems with the next person.

Questions from the Committee: None

Town Response: Town of Oakland approved with conditions.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

CU1710-12 – Tim & Jean Smith: Conditional use to allow modification to Petition 334A-78, a previously approved horse boarding facility in an A-2, Agricultural and Rural Business zone, to allow construction of a new 32øby 112øpole building and a 16øby 120øaddition to an existing building. The site is at **W737 Carlin Trail** in the Town of Palmyra, on PIN 024-0516-2334-001 (19.5 Acres).

Petitioner: Tim Smith, W737 Carlin Trail Rd., Palmyra ó Smith would like to construct a pole building for storing hay, equipment and shavings. Smith explained the use of each building and what will be stored in each section. Smith indicated for manure management they are currently spreading on a 6 acre hay field on their property.

Comments in Favor: None

Comments Opposed: None

Questions from the Committee: None

Town Response: Bill Van Rohr: The Town of Palmyra approved this petition.

Staff Report: Staff report given by Robert Klotz and now on file in the Zoning Department.

6. Adjourn

Reese made motion, seconded by David, motion carried on a voice vote with no objection to adjourn @ 8:45 p.m.

Don Reese, Secretary